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FOR THE POOR IN THE U. S.**

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THE FEASIBILITY AND ACTUALITY OF MODERNNEW TOWNS FOR THE POOR IN THE U. S.

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## INTRODUCTION

In order to understand the problems of providing a quality living environment for low and low-moderate income people in new towns in the United States, one must have some knowledge of the historical background of new towns in this country, plus an understanding of what new town proponents see as their unique contribution to solving the urban crisis. In addition, one must understand the American political and economic systems' traditional views toward government intervention in the housing sector, which has always been dominated by the supply-system of private market. One of the major obstacles to producing housing for low-income people in new towns or older cities has been the inability of this highly fragmented and somewhat archaic system to produce housing at a profit below certain price levels which are increasingly preventing a large and larger share of American families from purchasing new homes. Legally restrictive land development policies based on middle and upper middle class phobias of interaction in neighborhoods of mixed social and economic classes as well as municipal services' dependence largely on property taxes, have also combined to restrict low-income people from many new housing developments. These obstacles must be overcome if low-income people are to leave the central cities to be closer to outlying job opportunities and provide new towns with a truly balanced



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community. Although many plan proposals state "a balanced community" and opportunities for housing people with a complete variety of living styles, families sizes and stages in the life cycle, the implementation of these supposedly high priority goals depends upon the availability of such factors as federal loans and subsidies, local government cooperation, and an industrialized housing industry.

Although western European countries operate under different political and economic traditions and institutions, countries such as Great Britain and Sweden have considerably more experience in meeting the above goals, and study of their experiences can provide worthwhile lessons.

This bibliography is divided into four parts. The first "Historical Background" lists four selections designed to acquaint the reader with significant American experience in new towns including the New Deal, Greenbelt Town Program, the most ambitious U. S. program ever implemented.

The second section "New Towns as a Solution to Urban Problems" seeks to acquaint the reader with most of the recent relevant literature from calling for a national urban policy, to planning the social environment of a new town.

The third section "Specific New Town Proposals and Implementation" lists literature, both promotional and critical about six recently planned and several well-implemented new towns which have as goals, provision of some housing for low-income people plus a full range of commercial, recreational and employment opportunities. The second section references contain occasional mention of these as well as other new towns.

The last section, "Housing the Poor" includes a selection of current articles on Operation Breakthrough, the mobile home industry, and





innovations in industrialized housing production with which one should gain familiarity in order to consider the full range of alternatives for providing a quality living environment for all income levels in new towns.



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